

REQUEST FOR COUNCIL ACTION

MEETING

DATE:

43
2/3/03

AGENDA SECTION: CONSENT AGENDA	ORIGINATING DEPT: Public Works	ITEM NO. D-14
ITEM DESCRIPTION: Feasibility Report and Request for Hearing for: (J9714) Construction of 23rd Ave SW from 2nd St SW to Fox Valley Dr		PREPARED BY: R. Kelm ek wf

This is a Feasibility Report and a request for hearing for the following local improvement project:

Project Number & Name

City Project 6323-3-00 (J9714) State number S.A.P. 159-146-01
"Construction of 23rd Ave SW from 2nd St SW to Fox Valley Dr"

Project Background

This project will include new concrete curb & gutter and bituminous pavement in the area from 2nd St SW to Fox Valley Drive SW. A portion of this project will be new construction the remainder will be reconstruction of the existing 23rd Ave street.

This project is included in the 2003 – 2008 Capital Improvement Program, item #13, page 32. The City Council authorized preliminary design of the project January 23, 2001 and final design on November 4, 2002. Public Works held an informational meeting for property owners abutting the project December 12, 2002.

The construction will conform to State Aid standards with a cost estimated of \$1,316,896. Funding for the project will come from Municipal State Aid System (MSAS) funds and from assessments of abutting property owners.

Estimated Project Costs

	Feasibility Cost
Construction:	
2200 Bituminous Pavement Rehab	\$681,300.00
8307 Sidewalk	\$58,800.00
Storm Sewer Repairs/Upgrades	\$293,700.00
Watermain Replacement	\$71,000.00
Sanitary Sewer	\$71,000.00
Sub Total	\$1,175,800.00
Engineering, Interest, Contingencies 12%	\$141,096.00
TOTAL	\$1,316,896.00

Project Cost Distribution

Distribution:	
Special Assessments - Curb & Gutter	\$48,608.38
Special Assessments - Sidewalk	\$42,874.02
Special Assessments - Storm Sewer	\$37,500.00
Developer Funds	\$325,552.24
City Funds - (Water Utility)	\$79,520.00
City Funds - (MSAS Funds)	\$782,841.35
TOTAL	\$1,316,896.00

Distribution Percentages:	
Special Assessments	34.52%
City Street Share	65.48%

Special Assessments for the street will be assessed at the 2003 rates.

COUNCIL ACTION REQUESTED:

1. Adopt a resolution receiving the Feasibility Report.
2. Adopt a resolution ordering a Project Hearing to be held for March 3, 2003.
3. Adopt the resolution ordering the preparation of the Assessment Roll.
4. Adopt the resolution ordering an Assessment Hearing March 3, 2003.

Attach: Feasibility Report

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

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REPORT ON THE FEASIBILITY OF A PROPOSED LOCAL
IMPROVEMENT PROJECT FOR:
CONSTRUCTION OF 23RD AVE SW FROM 2ND ST SW
TO 3,500 FT SOUTH

January 27, 2003

Honorable Mayor & Common Council
City of Rochester, Minnesota

This is Feasibility Report for following project: Construction of 23rd Ave SW from 2nd St SW to 3500 ft South. The project was included in the 2003 – 2008 Capital Improvement Program, item #13, page 32.

Feasibility Report

We report the project is feasible and recommend its construction in the year 2003 based on the current condition of the street and participation by the abutting property owners.

This project will include new concrete curb & gutter, sidewalk, storm sewer, and bituminous pavement in the area from 2nd St SW to 3,500 ft South. A portion of this project will be new construction the remainder will be reconstruction of the existing 23rd Ave street.

The south end of this project will connect to a new portion of 23rd Ave SW being built by the Developer. The Developer's project will extend the avenue to a connection with Fox Valley Drive.

The existing 23rd Ave SW from 2nd Street SW to Gates Drive was a township gravel road built prior to the 1940-50's. In the last 10-15 years the Township overlaid the gravel roadway with bituminous. The rural bituminous roadway was reconstructed with watermain and sanitary sewer from 2nd to 4th Street in 1992 and from 4th to Gates Drive in 1995 as those sections became annexed into the City.

We recommend that the project be constructed and funded in accordance with the City's Comprehensive Pavement Management Strategy (CPMS). The CPMS is an objective, cost-effective program for the preservation, rehabilitation and reconstruction of the City's infrastructure. The most cost-effective strategy at this time for this street is reconstruction.

A reconstruction project would typically involve the following items of work:

1. Removal of existing roadway and gravel base
2. Construction of new storm sewer
3. Construction of an aggregate foundation for the street
4. Construction of new concrete curb and gutter
5. Surfacing of the entire street with bituminous asphalt
6. Upgrade drive approaches to concrete
7. Construction of 5-foot wide Sidewalk on both sides of street
8. Construct Boulevard areas, placement of top soil and sod

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This report and the estimated costs for the project are prepared without the benefit of field surveys, soils boring or completed plans and specifications:

	Feasibility Cost
Construction:	
2200 Bituminous Pavement Rehab	\$681,300.00
8307 Sidewalk	\$58,800.00
Storm Sewer Repairs/Upgrades	\$293,700.00
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Sub Total	\$1,175,800.00
Engineering, Interest, Contingencies 12%	\$141,096.00
TOTAL	\$1,316,896.00

Assessment Distribution:

Frontage:

The cost of street resurfacing, as established by City Council Policy, for the year 2003 will be used for this project as follows:

Residential Zones \$ 12.16 per assessable foot

Street Resurfacing Rates	2003 ft	ft	Total Cost
Residential Zones	\$12.16	3,997.40	\$48,608.38
Subtotal			\$48,608.38

Sidewalk:

The new 5 foot wide sidewalk installed on both sides of the street are assessed by the square foot, based on a 4 foot width and are assessed directly to the abutting property owner at the following rates:

4" Sidewalk\$3.00 per square foot

New construction Sidewalks	2003 sq. ft	sq. ft	Total Cost
4" Sidewalk (residential)	\$3.00	14,291.34	\$42,874.02
Subtotal			\$42,874.02

Storm Sewer:

In the area where only storm sewer work is being completed, the storm sewer is calculated on a per lot basis. The assessments will be assessed directly to the abutting property owner at the following rates:

Storm Sewer Only\$6,250 per Lot

New Construction Storm Sewer	2003 Lot	Lot	Total Cost
Storm Sewer lump sum calculated per lot	\$6,250.00	6.00	\$37,500.00
Subtotal			\$37,500.00

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Developer Contribution:

The developer contributions used for this project are as follows:


Developer New Construction	2003	ft	Total Cost
Thompson Estate = Actual Cost	\$780.00	300.00	\$234,000.00
Michael Young	\$127.08	720.43	\$91,552.24
Subtotal			\$325,552.24

Project Distribution:

Distribution:	
Special Assessments - Curb & Gutter	\$48,608.38
Special Assessments - Sidewalk	\$42,874.02
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Developer Funds	\$325,552.24
City Funds - (Water Utility)	\$79,520.00
City Funds - (MSAS Funds)	\$782,841.35
TOTAL	\$1,316,896.00

Distribution Percentages:	
Special Assessments	34.52%
City Street Share	65.48%
TOTAL	100.0%

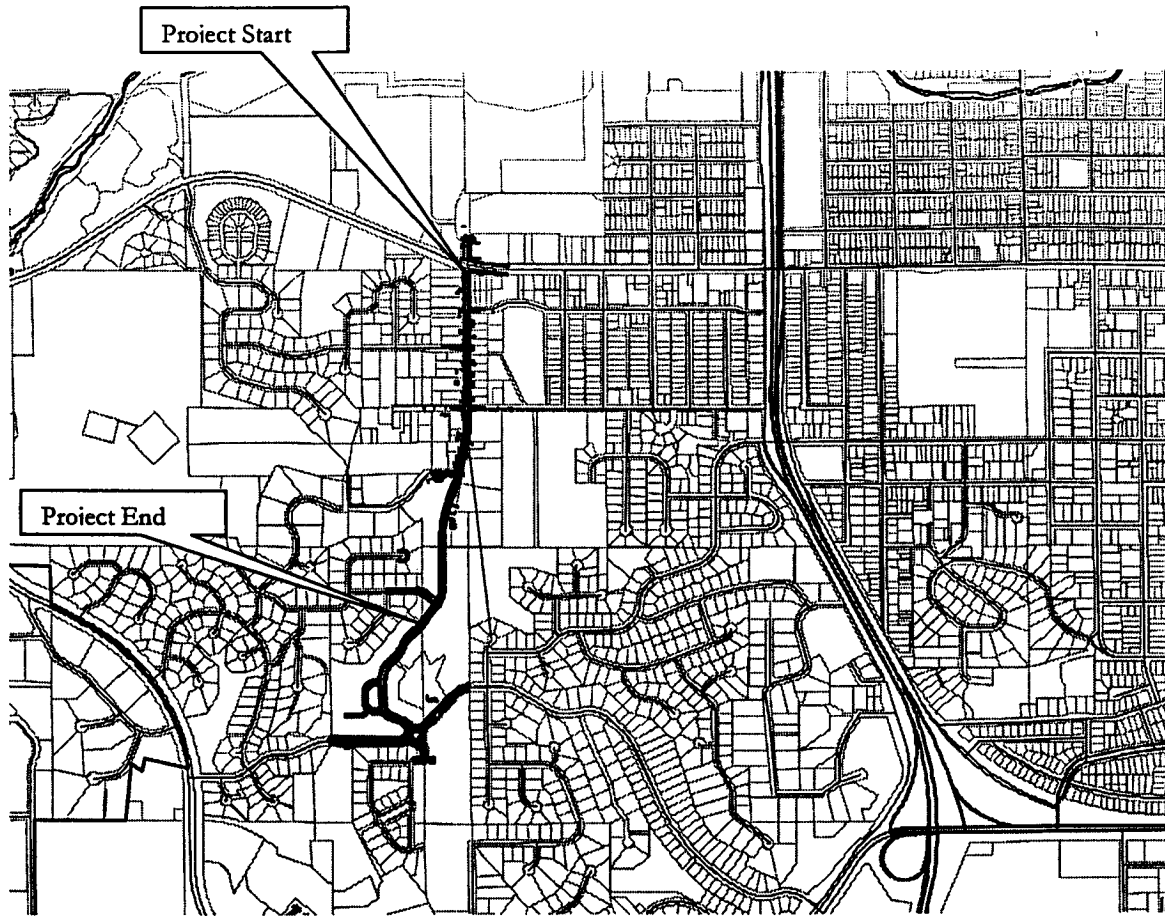
Submitted for your consideration:


 Russell Kelm, PE
 Design Engineer

 Douglas Nelson, PE
 Engineering Manager

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Construction of 23rd Ave SW from 2nd St SW to Fox Valley Drive SW



BUDGET AND ASSESSMENT SCHEDULE
FOR CONSTRUCTION CONTRACT

Project No:	6323-3-00	Date:	January 29, 2003
J No:	9714		
Description:	Construction of 23rd Ave SW from 2nd St SW to 3400ft South		

	Feasibility Cost	Engineer Estimate Cost	Contract Cost	Final Cost
Construction:				
2200 Bituminous Pavement Rehab	\$681,300.00			
8307 Sidewalk	\$58,800.00			
Storm Sewer Repairs/Upgrades	\$293,700.00			
Watermain Replacement	\$71,000.00			
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Notes:

Make Initial Disbursement from

P. I. R. Fund